

OAKVILLE GLEN

BUSINESS PARK

TRINistar
CORPORATION

Capital
North

IT'S BUSINESS AS USUAL IN OAKVILLE

FOR LEASE

Trinistar Corporation and Capital North Realty Corporation are proud to present a spectacular new business complex in North Oakville. Oakville Glen Business Park offers 5 stunning buildings close to Trafalgar and Highway 407. With hundreds of new residences and thousands of people moving in within a 5km radius, this area promises to be a hotbed of activity for years to come. Occupancy begins in Fall 2024.





MASTER PLANNED FOR YOUR SUCCESS

With ample parking, 48 units with multiple configurations and over 160,000 sq. ft. of total space, Oakville Glen Business Park is set to become a true industrial landmark. Zoned for Light Employment, businesses of all sizes will be able to set up shop in dependable and comfortable surroundings. Loyalist Trail will connect directly to Trafalgar for easy transport access from Highway 407.



DEVELOPMENT FEATURES:

**341 PARKING SPOTS WITH
DESIGNATED EV PARKING**
48 AVAILABLE UNITS

**24FT. – 26FT.
CEILINGS/CLEARANCE**
(DEPENDING ON BUILDING)

**DRIVE-IN &
DOCK LEVEL**
SHIPPING ACCOMMODATIONS

**FROM 1,583 UP
TO 68,616 SQ.FT.**

UNIT SIZE
CONFIGURATIONS

**L.E.D.
LIGHTING**

WITH ESFR SPRINKLERS
100 AMP & 200AMP ELECTRICAL SERVICES

**HEATING &
COOLING**

WITH FORCED AIR &
ROOFTOP-MOUNTED HVAC

FOR LEASE

BUILDING A

Unit	Cost per sq. ft.
A-1	\$18.00
A-2	\$18.00
A-3	\$18.00
A-4	\$18.00
A-5	\$18.00
A-6	\$18.00
A-7	\$18.00
A-8	\$18.00

BUILDING B

Unit	Cost per sq. ft.
B-1	\$18.00
B-2	\$18.00
B-3	\$18.00
B-4	\$18.00
B-5	\$18.00
B-6	\$18.00
B-7	\$18.00
B-8	\$18.00
B-9	\$18.00
B-10	\$18.00
B-11	\$18.00
B-12	\$18.00

BUILDING C

Unit	Cost per sq. ft.
C-1	\$18.00
C-2	\$18.00
C-3	\$18.00
C-4	\$18.00
C-5	\$18.00
C-6	\$18.00
C-7	\$18.00
C-8	\$18.00
C-9	\$18.00
C-10	\$18.00

BUILDING D

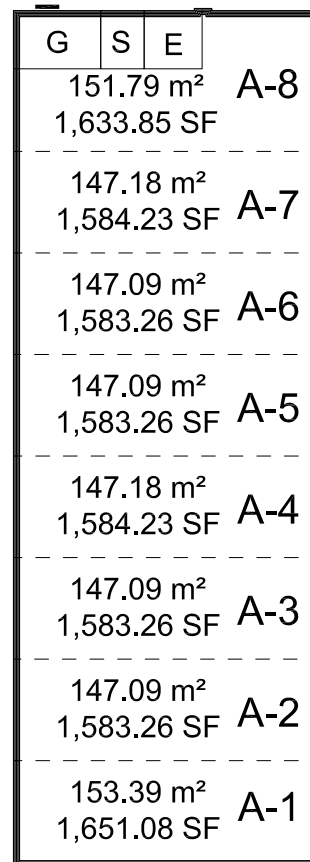
Unit	Cost per sq. ft.
D-1	\$16.95
D-2	\$16.95
D-3	\$16.95
D-4	\$16.95
D-5	\$18.00
D-6	\$18.00
D-7	\$18.00
D-8	\$18.00

BUILDING E

Unit	Cost per sq. ft.
E-1	\$16.95
E-2	\$16.95
E-3	\$16.95
E-4	\$16.95
E-5	\$16.95
E-6	\$16.95
E-7	\$16.95
E-8	\$16.95
E-9	\$16.95
E-10	\$16.95



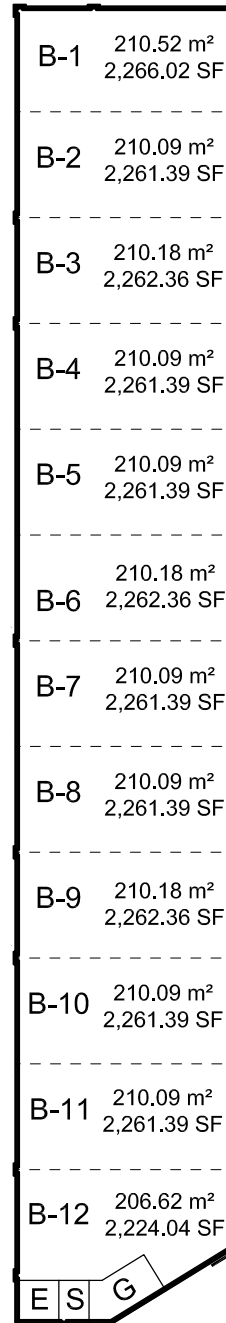
65 LOYALIST TRAIL
Ceiling Height: 24ft.
Shipping: Drive-In



13,348 sq.ft.
1,240.08 m²



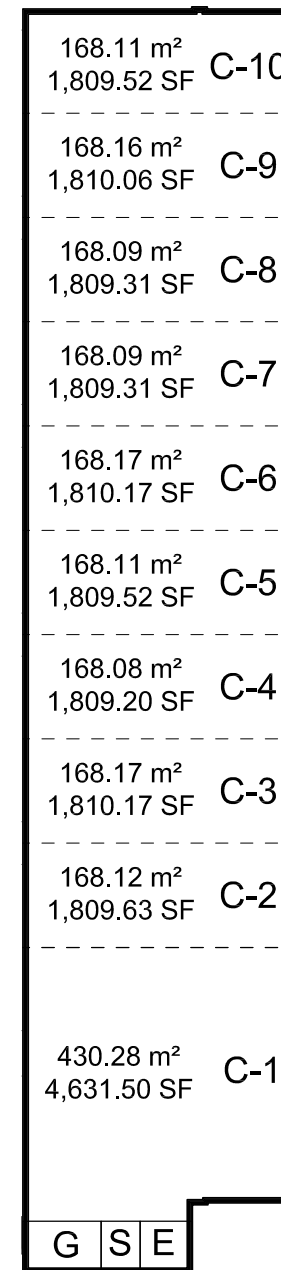
71 LOYALIST TRAIL
Ceiling Height: 24ft.
Shipping: Drive-In



27,724 sq.ft.
2,575.63 m²



77 LOYALIST TRAIL
Ceiling Height: 24ft.
Shipping: Drive-In

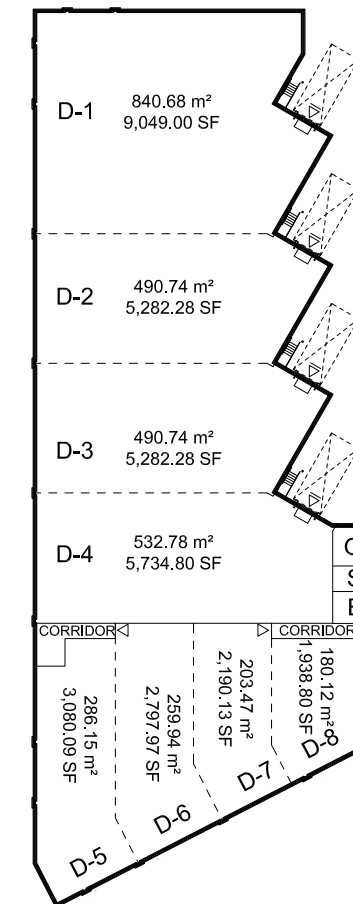


21,484 sq.ft.
1,995.88 m²



83 LOYALIST TRAIL
Ceiling Height: 26ft.
Shipping: Truck Level

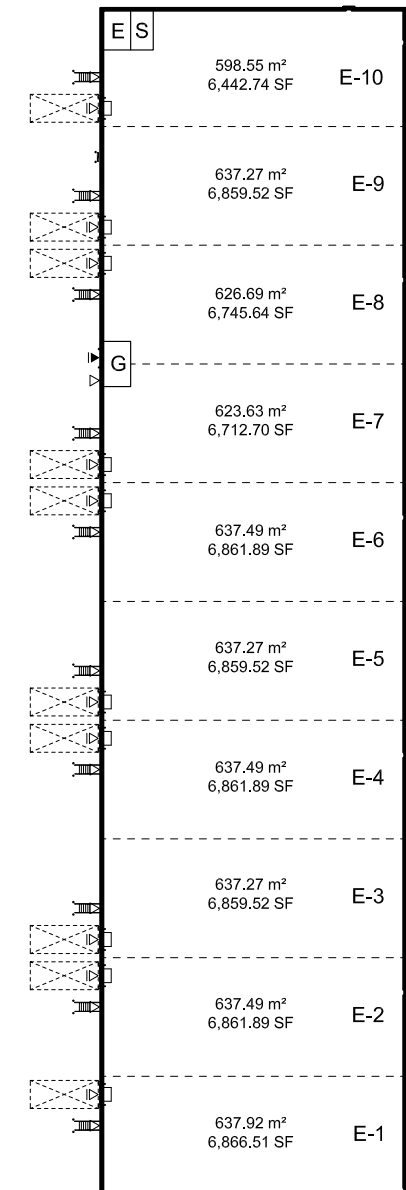
D1, D2, D3, D4
24,348 sq.ft.
2,354.94 m²



D5, D6, D7, D8
OFFICE
10,007 sq.ft.
929.68 m²



89 LOYALIST TRAIL
Ceiling Height: 26ft.
Shipping: Truck Level



68,616 sq.ft.
6,374.68 m²

LEGEND

Retail

- | | | |
|----------------------|------------------------------|-------------|
| 1. Bed Bath + Beyond | 10. FreshCo. | 19. Sobeys |
| 2. Beer Store | 11. The Home Depot | 20. Staples |
| 3. Best Buy | 12. HomeSense | 21. Walmart |
| 4. Canadian Tire | 13. LCBO | |
| 5. Chapters | 14. Longo's | |
| 6. Costco | 15. Oakville Fine Hardware | |
| 7. Dollarama | 16. Oakville Place | |
| 8. Food Basics | 17. Real Canadian Superstore | |
| 9. Fortinos | 18. Shoppers Drug Mart | |

Restaurants & Entertainment

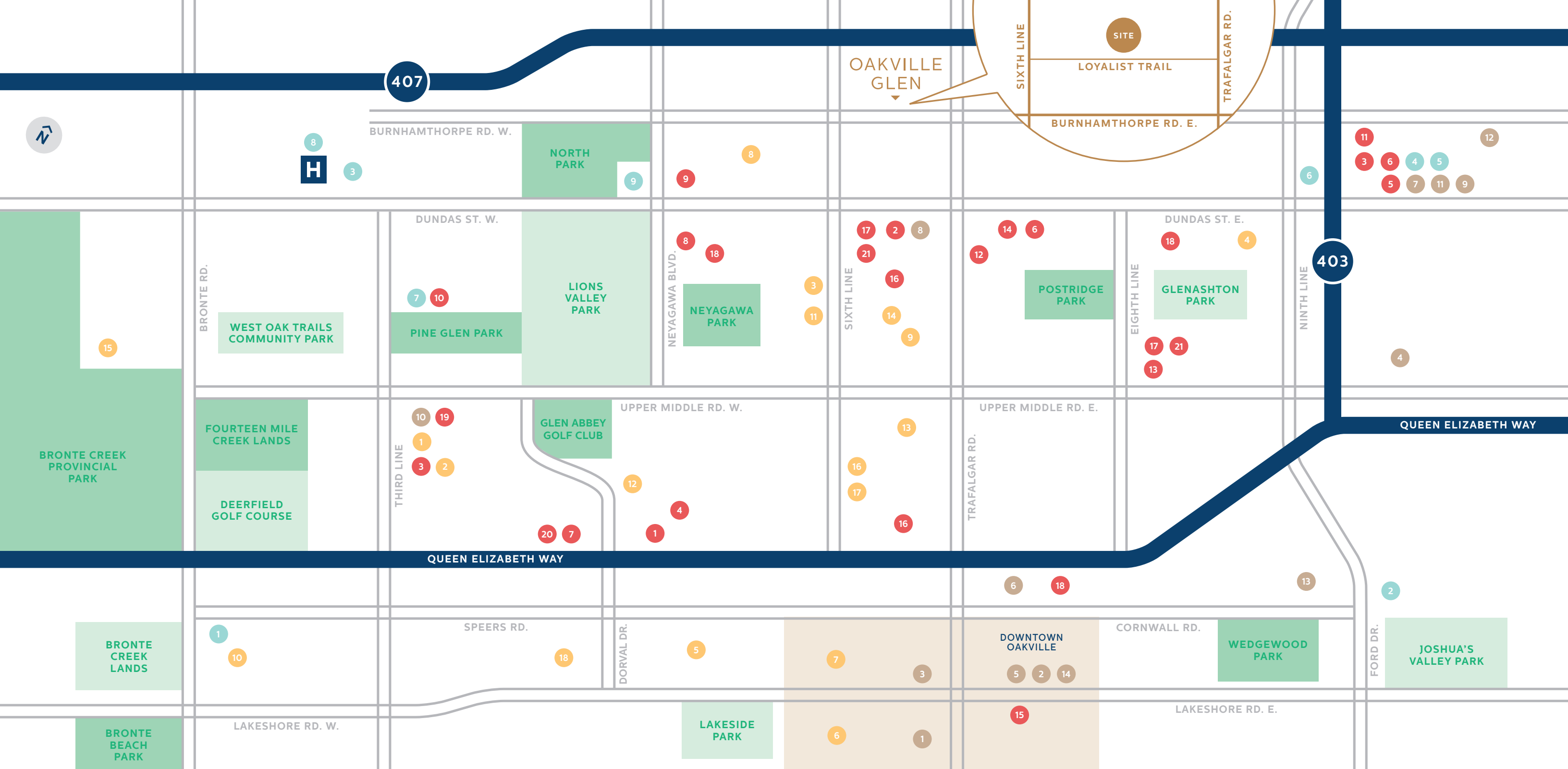
- | | |
|-----------------------------|------------------|
| 1. 7 Enoteca | 10. McDonald's |
| 2. Aroma Espresso Bar | 11. Milestones |
| 3. Borgo Antico Cucina Bar | 12. Panera Bread |
| 4. Cineplex Cinemas | 13. Pizza Nova |
| 5. Cork's Restaurant | 14. Pizzaiolo |
| 6. Harper's Landing | |
| 7. Jack Astor's Bar + Grill | |
| 8. The Keg Steakhouse | |
| 9. Mandarin | |

Education & Community

- | | |
|--|--|
| 1. Glen Abbey Community Centre | 10. Queen Elizabeth Park Community + Cultural Centre |
| 2. Glen Abbey Public Library | 11. River Oaks Community Centre |
| 3. Holy Trinity Catholic Secondary School | 12. ServiceOntario |
| 4. Joshua Creek Public School | 13. Sheridan College |
| 5. The Oakville Centre for the Performing Arts | 14. St. Andrew Catholic Elementary School |
| 6. Oakville Museum | 15. St. Mary Catholic Elementary School |
| 7. Oakville Public Library | 16. White Oaks Public Library |
| 8. Oodenawi Public School | 17. White Oaks Secondary School |
| 9. Post's Corners Public School | 18. YMCA Oakville |

Health & Recreation

- | |
|---|
| 1. Bronte Tennis Club |
| 2. Canlan Ice Sports |
| 3. Fit4Life |
| 4. GoodLife Fitness |
| 5. LA Fitness |
| 6. Ninth Line Sports Park |
| 7. Oakville Soccer Club |
| 8. Oakville Trafalgar Memorial Hospital |
| 9. Sixteen Mile Sports Complex |



403

407

SIXTH LINE

TRAFALGAR RD.

NINTH LINE

EIGHTH LINE

SIXTH LINE

NEYAGAWA BLVD.

TRAFALGAR RD.

THIRD LINE

FORD DR.

DORVAL DR.

BRONTE RD.

BURNHAMTHORPE RD. W.

BURNHAMTHORPE RD. E.

DUNDAS ST. E.

DUNDAS ST. W.

UPPER MIDDLE RD. W.

UPPER MIDDLE RD. E.

SPEERS RD.

CORNWALL RD.

LAKESHORE RD. W.

LAKESHORE RD. E.

OAKVILLE GLEN

SITE

LOYALIST TRAIL

NORTH PARK

LIONS VALLEY PARK

NEYAGAWA PARK

POSTRIDGE PARK

GLENASHTON PARK

GLEN ABBEY GOLF CLUB

WEST OAK TRAILS COMMUNITY PARK

PINE GLEN PARK

FOURTEEN MILE CREEK LANDS

DEERFIELD GOLF COURSE

BRONTE CREEK LANDS

BRONTE BEACH PARK

WEDGEWOOD PARK

JOSHUA'S VALLEY PARK

LAKESIDE PARK

DOWNTOWN OAKVILLE

HIGH-VALUE INDUSTRIAL REAL ESTATE

FOR LEASE

OAKVILLE GLEN
BUSINESS PARK



This joint industrial and office space offers an exceptional opportunity for businesses seeking a prime location with easy access to highways and transportation. Situated in rapidly-growing North Oakville, the surrounding area is on the rise with new development, offering promising prospects for growth.

The property boasts the advantage of being newly constructed with modern amenities and facilities. Moreover, it is competitively priced per square foot, making it a compelling and high-value option for business owners in the current marketplace. For those seeking new industrial space in a thriving area, this property presents an appealing opportunity.

OAKVILLE GLEN BUSINESS PARK BY THE NUMBERS

**7 MIN.
DRIVE**

To Uptown Core

**14 MIN.
DRIVE**

To Oakville GO Train

**OVER
2,000
HOMES**

To Trafalgar Bus Stop

**OVER 7,500
RESIDENTS**

**OVER 200
DESTINATIONS
WITHIN 5KM'S,
INCLUDING:**

- Banks
- Restaurants
- Grocery stores
- Shopping destinations
- Doctors and Dentists
- Salons & Spa's
- Gas Stations/EV Charging

To Highway 407

**5 MIN.
DRIVE**

**10 MIN.
WALK**

Within 5km's

Within 5km's

OAKVILLE GLEN

BUSINESS PARK

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